

**2018**  
*Annual*

# COMMUNITY GUIDE

## 8 stories to follow in 2018

**1** Great Hills Market plan sparks concern over theater demolition

**"NO DEVELOPMENT WILL BEGIN IN  
2018 [AT GREAT HILLS]. WE HAVE  
LEASES THAT GO THROUGH 2020."**

— AMANDA SWOR, THE DRENNER GROUP



**8** DINING AND DRINKING LISTINGS  
New restaurants and bars



**10** SHOPPING LISTINGS  
New retail businesses



**17** TRANSPORTATION UPDATES  
Local and regional projects



**20** REAL ESTATE  
Apartments under construction

**2** Northwest Austin home prices

**3** Capital Metro bus route changes

**4** New land-development code

**5** Update on 2016 mobility bond

**6** City mulls potential 2018 bond

**7** Austin PD operates sans contract

**8** AISD puts bond dollars to use

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# HIGH WATER BILL CONCERNS?

Wastewater averaging is a great way to save money.

## Lowering your water use during Wastewater Averaging can lower your total water bill for the next year

To help you conserve water in the winter months and lower your wastewater average, follow these basic water-saving tips:

- 💧 **Turn off your irrigation system** - during the winter months turf grass is dormant, running a typical irrigation system with 10 stations for five minutes can use **750 gallons of water**.
- 💧 **Fix leaky toilets** - the average leaking toilet can waste about **200 gallons per day**, or about **6,000 gallons per month**.
- 💧 **Replace your old clothes washer** - the US EPA estimates that replacing a 15-year old clothes washer with a new ENERGY STAR® model can save an average family almost **12,000 gallons per year**.
- 💧 **Take a shorter shower** - reducing a 10 minute daily shower by 2.5 minutes in a household of four can reduce water use from **700 gallons** to **525 gallons per week**, saving more than **9,000 gallons per year**.

Questions about your water bill? **Contact Customer Care 512-494-9400**

## About Wastewater Averaging

Wastewater averaging is calculated during the winter months when most residential water goes directly into the sanitary sewer system versus being used for outdoor watering. Your wastewater averaging period spans **three consecutive billing periods** beginning in mid-November and ending in mid-March.

This measurement determines the cap on the volume of wastewater you will be billed for each month for the next year. Outside watering during your wastewater averaging period will also be included in the wastewater average.

Learn more about wastewater averaging, water rates and water conservation at [austinwater.org](http://austinwater.org)



[austinwater.org](http://austinwater.org)



## WASTEWATER AVERAGING ENDS MID-MARCH

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**Lower your wastewater costs  
for the next year**

---





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 Cynthia Mattiza Team  
 512.940.5293



**BARRINGTON OAKS**  
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 3 BD 2 BA 1,543 SQ FT  
 Sandra Steele  
 512.426.5657



**BARRINGTON OAKS**  
 11205 Blackmoor Dr  
 3 BD 2 BA 1,820 SQ FT  
 Gail Huebel  
 512.848.3477



**SCOFIELD FARMS**  
 2317 N Shields Dr  
 3 BD 2.5 BA 2,398 SQ FT  
 Gail Huebel  
 512.848.3477



**SCOFIELD FARMS**  
 13133 Armaga Springs Rd  
 3 BD 2 BA 1,937 SQ FT  
 Kim Wilkin  
 512.632.3992



**SCOFIELD FARMS**  
 13115 Broughton Way  
 3 BD 2 BA 1,523 SQ FT  
 Alicia Kelley  
 512.736.7585



**OAK SHADOWS CONDO**  
 8518 Fathom Cir #106  
 3 BD 2 BA 1,482 SQ FT  
 Ross Speed  
 512.626.6694



**COLUMBIA OAKS CONDO**  
 11970 Jollyville Rd #105  
 2 BD 2 BA 1,026 SQ FT  
 Fara Kosari  
 512.573.7979



**AUSTIN HILLS**  
 10619 Floral Park Dr  
 4 BD 2.5 BA 2,338 SQ FT  
 Allison Dady  
 512.924.1818



**OAK FOREST**  
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 3 BD 2 BA 1,427 SQ FT  
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John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team.

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**FROM THE GENERAL MANAGER**

*Annual* **COMMUNITY GUIDE**

**Passionate about our community**

I hope you look forward to receiving your *Community Impact Newspaper* in your mailbox each month. We aim to bring you interesting and informative news that you can use in your daily life. We're committed to building communities of informed citizens and thriving businesses through the collaboration of a passionate team. This is our mission statement, and we're serious about it.

Each month we focus on government actions, business news, transportation issues, our education system and growth in our community. Not only do our articles tell you what's happening in your community, but our advertisers also let

you know about available services from area businesses, including hospitals, banks, restaurants and spas.

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It's our passion to provide local, useful news to our readers.

Thank you for your loyal readership!



*Julie Warren*

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**GENERAL MANAGER**

jwarren@communityimpact.com

**ASK THE EDITOR**



*Amy Denney*

Amy Denney  
**SENIOR EDITOR**

adenney@communityimpact.com

Do you have a question about how local government works or something going on in town? Send it to nwafeedback@communityimpact.com.

**What is the Annual Community Guide?**

Each January we traditionally take a look at the top issues from the previous year and what we think are the most important stories that will happen in the coming year. We focus on these top issues with our top 8 stories in this edition, including our most-read online story from 2017 on the Great Hills Market redevelopment proposal. However, we also bring you so much more in this issue that will help you get to know Northwest Austin even better.

Our Annual Community Guide aims to provide basic information about the community in which you live, including details on local government, schools and health care as well as a look at key things to do in Northwest Austin. We compiled a list of all the new dining and drinking establishments and new retail businesses that opened in 2017 and are opening in 2018 (see pages 8-11). This mostly local list will help you navigate which businesses to support in 2018.

As always, if you have a tip or story idea for the Northwest Austin area, email our editorial team at nwafeedback@communityimpact.com.

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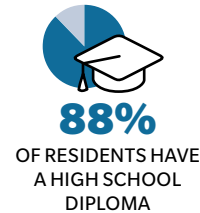
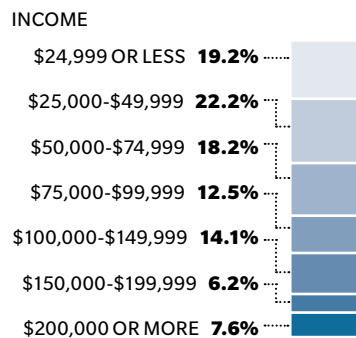
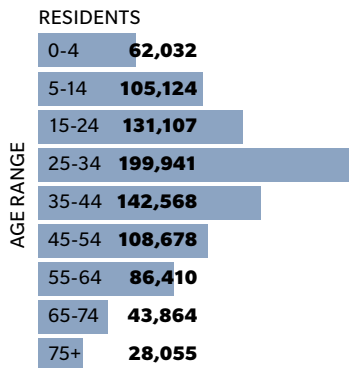
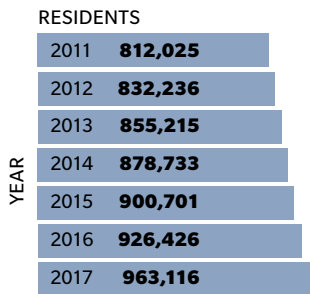
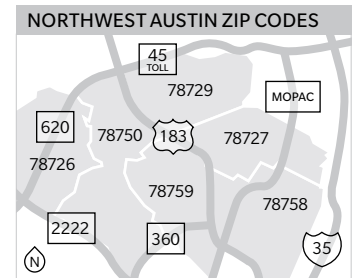
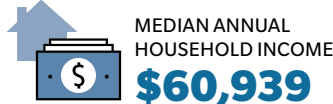


## CITY INFO

# AUSTIN

The city of Austin's population exceeded 950,000 residents in 2017. The following information is provided by the U.S. Census Bureau's 2016 American Community Survey and the city of Austin.

COMPILED BY OLIVIA LUECKEMEYER

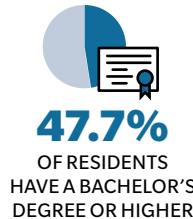
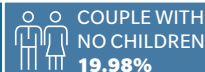
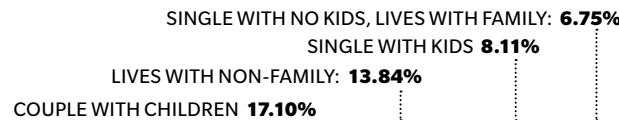
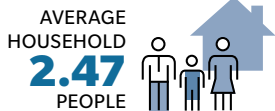


### Taxing entities

- Austin Community College
- Austin ISD
- Anderson Mill Limited District
- Central Health
- City of Austin
- North Austin MUD No. 1
- Pflugerville ISD
- Round Rock ISD
- Travis County
- Williamson County

### Phone numbers to know

- City Hall:** 512-974-2000
- Trash and recycling:** 512-494-9400
- Library:** 512-974-7400
- Animal control:** 512-978-0500
- Planning and development:** 512-978-4000
- Parks and recreation:** 512-974-6700
- Public health:** 512-972-5000
- Utilities:** 512-494-9400



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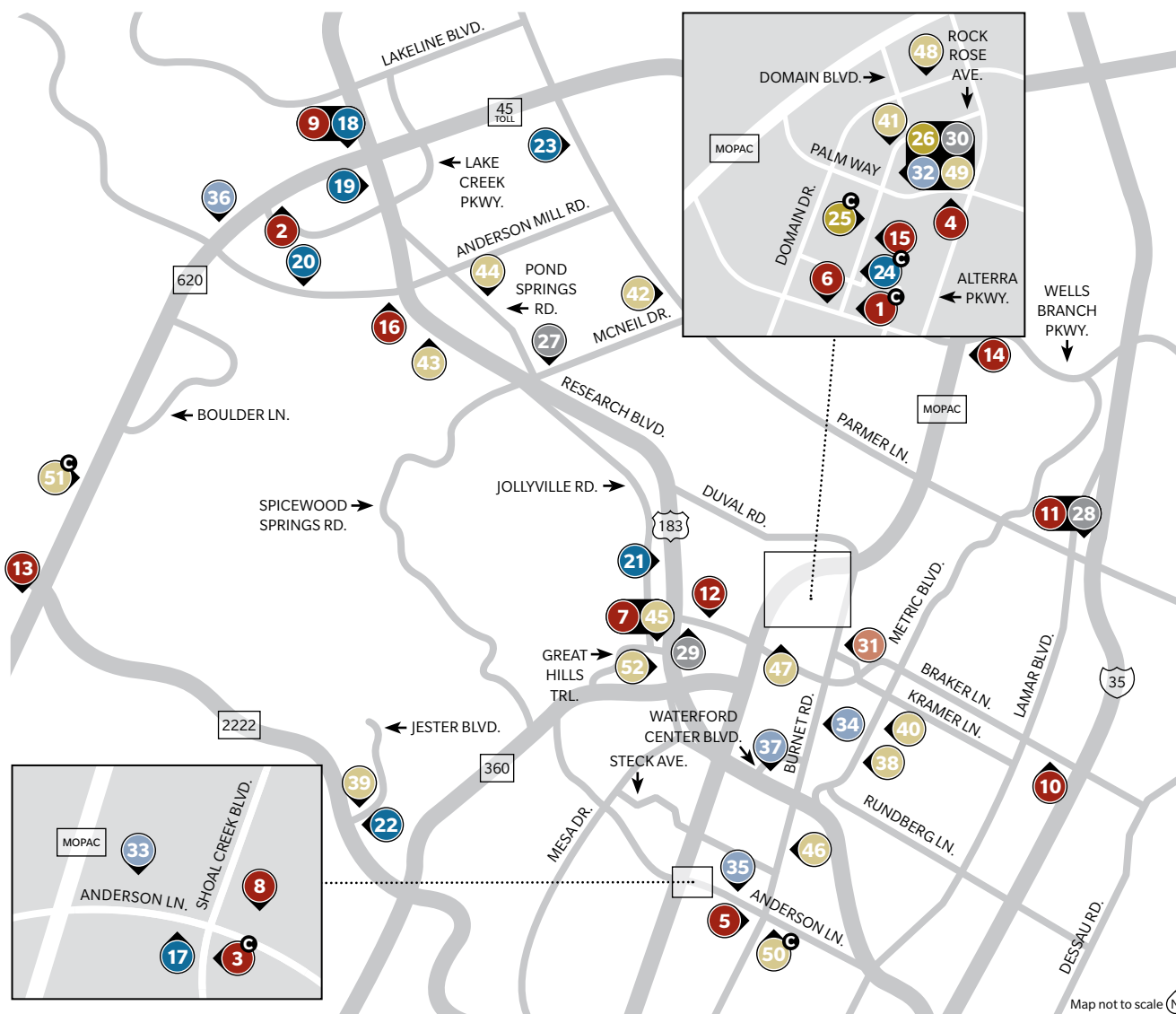


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Average entrees: \$ Up to \$9.99 \$\$ \$10-19.99 \$\$\$ \$20 or more B Breakfast/brunch menu D Dog-friendly H Happy hour K Kids menu P Patio seating C Coming soon

## AMERICAN

- 1<sup>C</sup> 24 Diner**  
3100 Esperanza Crossing, Ste. 100, Austin  
www.24diner.com  
\$\$ B H K P COMING SOON 2018
- 2 The Back Porch**  
12233 N. RM 620, Ste. 104, Austin

- 512-428-4047  
www.facebook.com/backporchatx  
\$-\$\$ B H K P OPENED JULY 2017
- 3<sup>C</sup> Cabo Bob's Burritos**  
7849 Shoal Creek Blvd., Austin  
512-432-1112  
www.cabobobs.com  
\$ K COMING SOON 2018

- 4 Doc B's Fresh Kitchen**  
3001 Palm Way, Ste. 120, Austin  
512-672-8400  
www.docbsfreshkitchen.com  
\$\$ D H K P OPENED NOV. 2017
- 5 First Watch**  
2525 W. Anderson Lane,  
Bldg. 3, Ste. 140, Austin

- 512-452-3447  
www.firstwatch.com  
\$\$ B K OPENED MARCH 2017
- 6 Hat Creek Burger Co.**  
3210 Esperanza Crossing, Ste. 100, Austin  
512-838-6224  
www.hatcreekburgers.com  
\$ B D H P OPENED APRIL 2017
- 7 Honest Mary's**  
9828 Great Hills Trail, Ste. 300, Austin  
512-953-8427  
www.honestmarys.com  
\$ K OPENED OCT. 2017
- 8 Jack Allen's Kitchen**  
3010 W. Anderson Lane, Ste. D, Austin  
512-428-6944  
www.jackallenskitchen.com  
\$\$ B H K P OPENED JULY 2017
- 9 MAD Greens**  
13000 N. RM 620, Ste. 102, Austin  
512-975-7360  
www.madgreens.com  
OPENED FEB. 2017
- 10 Oakwood BBQ**  
307 E. Braker Lane, Austin  
512-520-5165  
www.facebook.com/oakwoodbbq  
\$-\$\$ H K P OPENED JAN. 2017
- 11 Panera Bread**  
13000 N. I-35, Bldg. 20, Austin  
512-832-4110 • www.panerabread.com  
\$ B D K P OPENED MAY 2017
- 12 Red's Porch**  
4200-B Braker Lane, Austin  
512-236-5436  
www.redsporch.com  
\$\$ B D H K P OPENED JULY 2017
- 13 Rock House Bar and Trailer Park**  
6900 N. RM 620, Austin  
512-358-6885  
www.rockhousebarandtrailerpark.com  
\$\$ D H K P OPENED JAN. 2018
- 14 The Rolling Rooster**  
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512-547-4444  
www.therollingrooster.com  
\$ B OPENED JUNE 2017



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## 15 Velvet Taco

11501 Rock Rose Ave., Ste. 160, Austin  
512-704-8226  
www.velvettaco.com  
\$ B D K P OPENED MARCH 2017

## 16 Wingstop

13450 N. US 183, Ste. 238, Austin  
512-331-9464  
www.wingstop.com  
\$ K OPENED JULY 2017

## ASIAN

## 17 Be More Pacific

7858 Shoal Creek Blvd., Ste. C, Austin  
512-814-7423  
www.bemorepacifickitchenandbar.com  
\$\$ H K P OPENED OCT. 2017

## 18 Fire Bowl Cafe

13000 N. RM 620, Ste. 103, Austin  
512-387-8800  
www.firebowlcafe.com  
\$ K OPENED FEB. 2017

## 19 Goya Restaurant

13776 N. US 183, Ste. 134, Austin  
512-814-0130  
www.goya-austin.com  
\$\$ D H K OPENED APRIL 2017

## 20 Hunan Bistro

10700 Anderson Mill Road, Ste. 105, Austin  
512-579-0108  
www.hunanbistroaustin.com  
\$\$ H K P OPENED AUG. 2017

## 21 Poke House

11150 Research Blvd., Ste. 216, Austin  
512-291-6986  
www.pokehousetx.com  
\$ D K P OPENED MAY 2017

## 22 Red Lotus Asian Grille

6507 Jester Blvd., Ste. 501, Austin  
512-494-4994  
www.redlotusasiangrille.com  
\$ D H K P OPENED FEB. 2017

## 23 Sushi Hara

8701 W. Parmer Lane, Austin  
512-383-5218  
www.sushihara.com  
\$\$ B H K P OPENED AUG. 2017

## 24 Sway

11501 Rock Rose Ave., Ste. 100, Austin  
www.swaythai.com  
\$\$ B COMING SOON 2018

## EUROPEAN

## 25 Bakery Lorraine

11600 Rock Rose Ave., Ste. 100, Austin  
www.bakerylorraine.com  
COMING SOON 2018

## 26 Toulouse Cafe & Bar

3120 Palm Way, Ste. 150, Austin  
512-615-1070  
www.toulousecafeandbar.com  
\$\$\$ B D P OPENED APRIL 2017

## ITALIAN

## 27 Jersey Giant Pizza

7318 McNeil Drive, Ste. 109, Austin  
512-362-8842  
www.jerseygiantpizza.com  
\$-\$\$ D K P OPENED APRIL 2017

## 28 Market Street Pizza

13000 N. I-35, Ste. 210, Austin  
512-821-3311  
www.marketstreetpizzatx.com  
\$\$ K OPENED JULY 2017

## 29 Russo's New York Pizzeria

10721 Research Blvd., Austin  
512-330-4365  
www.nypizzeria.com  
OPENED SEPT. 2017

## 30 Taverna

3120 Palm Way, Ste. 160, Austin  
512-356-9384  
www.tavernabylobardi.com  
\$\$ B D H K P OPENED JAN. 2017

## MEDITERRANEAN

## 31 Kabobzi's Mediterranean Grill

11101 Burnet Road, Ste. A 130, Austin  
512-350-2632  
www.kabobzi.com  
\$\$ D P OPENED SEPT. 2017

## MEXICAN

## 32 Cyclone Anaya's Tex-Mex Cantina

3120 Palm Way, Ste. 170, Austin  
512-339-6277  
www.catexmexcantina.com  
\$\$ B D H K P OPENED OCT. 2017

## 33 Eldorado Cafe

3300 W. Anderson Lane, Austin  
512-420-2222  
www.eldoradocafeatx.com  
\$\$ B H K P OPENED AUG. 2017

## 34 Gringa's Street Tacos

10025 Burnet Road, Austin  
512-973-9909  
www.gringasatx.com  
\$ B D P OPENED FEB. 2017

## 35 One Taco

2900 W. Anderson Lane, Ste. 14, Austin  
512-580-1322  
www.eatonetaco.com  
\$ B H K P OPENED SEPT. 2017

## 36 Tio Loco Tex-Mex

11620 N. RM 620, Austin  
512-792-9222  
www.tiolocotxmex.com  
\$ D H K P OPENED OCT. 2017

## 37 Veracruz All Natural

9003 Waterford Centre Blvd., Ste. 180, Austin  
512-363-5917  
www.veracruztaacos.com  
\$ B K P OPENED OCT. 2017

## DESSERTS/DRINKS

## 38 Celis Brewery

10001 Metric Blvd., Austin  
512-524-2377  
www.celisbeers.com  
\$ D H P OPENED JUNE 2017  
BEER GARDEN COMING SOON 2018

## 39 Coffee Shark Espresso & Pints

7300 RM 2222, Ste. 111, Austin  
512-505-8051  
www.coffeeshark.com  
\$ B D P OPENED JAN. 2017

## 40 Fairweather Cider Co.

10609 Metric Blvd., Ste. 108A, Austin  
737-808-4190  
www.fairweathercider.com  
\$\$ D K P OPENED NOV. 2017

## 41 Frost Gelato

11700 Rock Rose Ave., Ste. 176, Austin  
512-514-1385  
www.frostgelato.com  
\$ P OPENED FEB. 2017

## 42 JuiceLand

6301 W. Parmer Lane, Ste. 104, Austin  
512-249-0956  
www.juiceland.com  
\$ K P OPENED JAN. 2017

## 43 JuiceLand

13096 N. US 183, Bldg. A, Austin  
512-250-8603  
www.juiceland.com  
\$ K OPENED JAN. 2017

## 44 The Local Outpost Saloon

13201 Pond Springs Road, Ste. 208, Austin  
512-394-6290  
www.facebook.com/thelocaloutpost  
\$ D H P OPENED FEB. 2017

## 45 Menchie's Frozen Yogurt

9828 Great Hills Trail, Ste. 120, Austin  
512-215-8845  
www.facebook.com/menchiesaustin  
\$ K P OPENED FEB. 2017

## 46 Night Owl

8315 Burnet Road, Ste. D, Austin  
512-284-7271  
www.facebook.com/nightowlatx  
\$ H OPENED APRIL 2017

## 47 Paradise Smoothies

10910 Domain Drive, Ste. 106, Austin  
512-994-8854  
www.smoothiesparadise.com  
\$ K P OPENED 2017

## 48 SPUN Ice Cream

11920 Domain Drive, Austin  
512-524-1768  
www.spunicecream.com  
\$ D K P OPENED JUNE 2017

## 49 Starbucks Reserve

3120 Palm Way, Ste. 110, Austin  
http://roastery.starbucks.com/reserve  
\$ B K P OPENED SEPT. 2017

COMPILED BY **AMY DENNEY**  
AND **EMMA WHALEN**

News or questions about Northwest Austin?  
Email us at [nwanews@communityimpact.com](mailto:nwanews@communityimpact.com).



## 50 Summermoon Coffee Bar

2301 W. Anderson Lane, Austin  
www.woodfiredcoffee.com  
\$ B D K P COMING SOON LATE MARCH 2018

## 51 Summermoon Coffee Bar

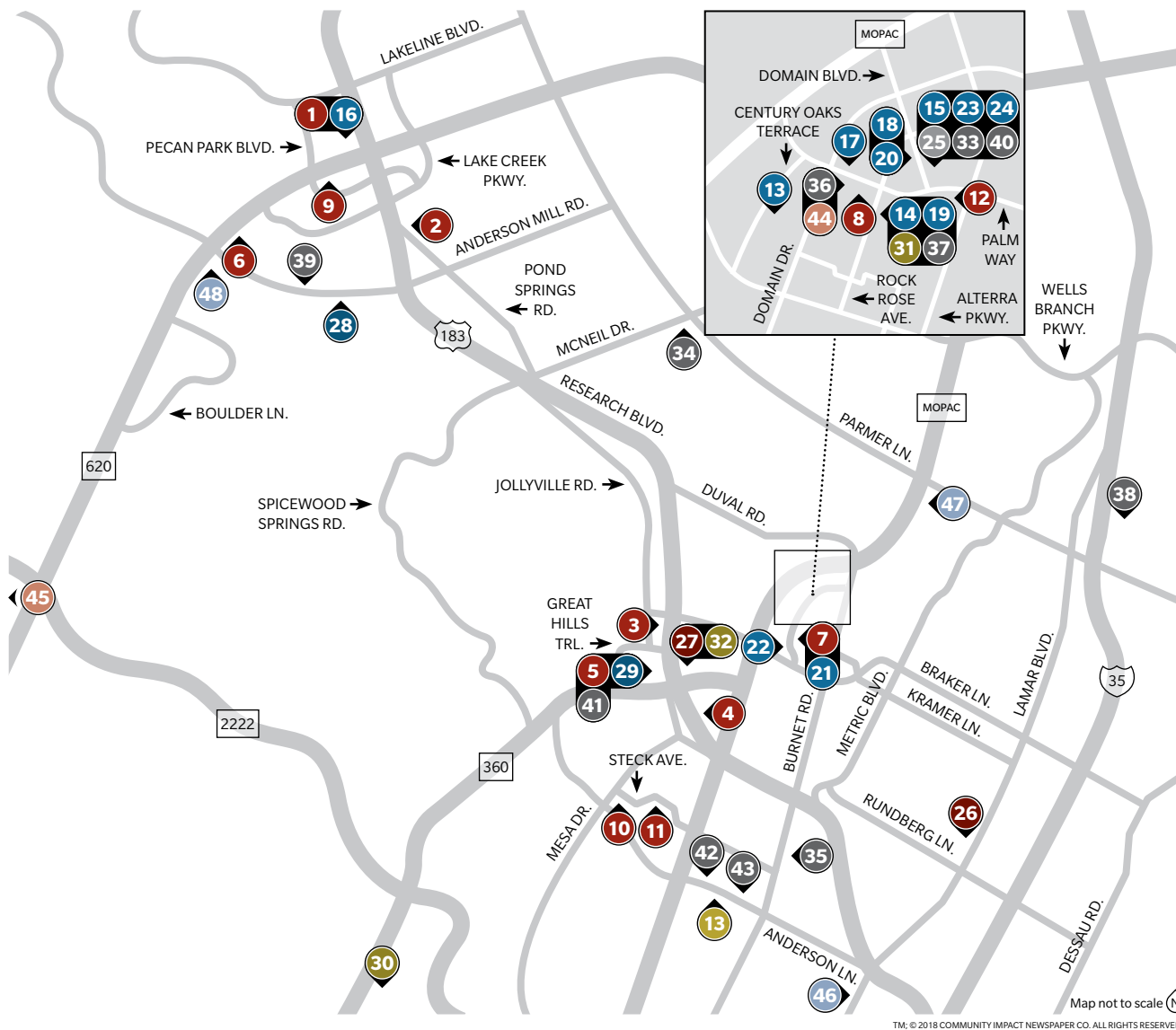
8300 N. RM 620, Ste. 300G, Austin  
www.woodfiredcoffee.com  
\$ B D K P COMING SOON FEB. 3, 2018

## 52 Teapioca Lounge

10000 Research Blvd., Ste. 137, Austin  
512-838-3656  
www.teapiocalounge.com  
\$ H K P OPENED NOV. 2017

This list is not comprehensive.





## 7 Organic Bronze

11011 Domain Drive, Ste. 124, Austin  
512-518-3561  
[www.organicbronzetanning.com](http://www.organicbronzetanning.com)  
**OPENED MAY 2017**

## 8 Origins

11624 Rock Rose Ave., Ste. 116, Austin  
512-490-6794  
[www.origins.com](http://www.origins.com)  
**OPENED MAY 2017**

## 9 Pink Cherry Nails Spa

12809 N. RM 620, Ste. 400, Austin  
512-906-0178  
[www.pinkcherrynails.com](http://www.pinkcherrynails.com)  
**OPENED AUG. 2017**

## 10 Sentrel Natural Beauty

8127 Mesa Drive, Ste. B203, Austin  
512-970-8681  
[www.sentrelbeauty.com](http://www.sentrelbeauty.com)  
**OPENED SEPT. 2017**

## 11 Shanna Moll Studio and Spa

3921 Steck Ave., Ste. A101, Austin  
512-789-5630  
[www.shannashairtherapy.com](http://www.shannashairtherapy.com)  
**OPENED APRIL 2017**

## 12 Upscale Lashes

3001 Palm Way, Ste. 146, Austin  
512-937-0562  
[www.upscale-lashes.com](http://www.upscale-lashes.com)  
**OPENED OCT. 2017**

## CLOTHES/SHOES

## 13 AllSaints

11501 Century Oaks Terrace,  
Ste. 101, Austin  
512-462-3476  
[www.us.allsaints.com](http://www.us.allsaints.com)  
**OPENED AUG. 2017**

## 14 Brandy Melville

11621 Rock Rose Ave., Ste. 106, Austin  
512-992-0200  
[www.brandymelvilleusa.com](http://www.brandymelvilleusa.com)  
**OPENED DEC. 2017**

## 15 Chubbies

11701 Domain Blvd., Ste. 130, Austin  
512-826-2459  
[www.chubbiesshorts.com](http://www.chubbiesshorts.com)  
**OPENED MAY 2017**

## BEAUTY

### 1 Blue Lion Salon Studios

11066 Pecan Park Blvd., Ste. 303,  
Cedar Park  
512-521-1897  
[www.thesalon.blue](http://www.thesalon.blue)  
**OPENED JAN. 2017**

### 2 The Groomed Experience Men's Salon & Lounge

13581 Pond Springs Road, Ste. 302, Austin  
512-906-0433

[www.thegroomedexperience.com](http://www.thegroomedexperience.com)  
**OPENED NOV. 2017**

### 3 Hand & Stone Massage and Facial Spa

10740 Research Blvd., Ste. 120, Austin  
512-357-8311  
[www.handandstone.com](http://www.handandstone.com)  
**OPENED MAY 2017**

### 4 HK Wax Center

9333 Research Blvd.,  
Ste. 280, Studio 18, Austin  
512-501-2767

[www.hkwaxcenter.com](http://www.hkwaxcenter.com)  
**OPENED MARCH 2017**

### 5 La Belle Salon & Spa

10000 Research Blvd., Ste. 141, Austin  
512-382-0978  
[www.labelleatx.com](http://www.labelleatx.com)  
**OPENED NOV. 2017**

### 6 New Face Hair Salon

11815 N. RM 620, Ste. 6, Austin  
512-999-3383  
[www.newfacehairsalon.com](http://www.newfacehairsalon.com)  
**OPENED JUNE 2017**

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## 16 Famous Footwear

11066 Pecan Park Blvd., Ste. 105,  
Cedar Park  
512-291-2895  
www.famousfootwear.com  
**OPENED APRIL 2017**

## 17 The Impeccable Pig

3200 Palm Way, Ste. 120, Austin  
737-202-4323  
www.theimpeccablepig.com  
**OPENED SEPT. 2017**

## 18 Joie

11700 Domain Blvd., Ste. Y2 126, Austin  
512-982-3261  
www.joie.com  
**OPENED MARCH 2017**

## 19 Lily Rain

11621 Rock Rose Ave., Ste. 100, Austin  
512-861-8352  
www.lilyrain.com  
**OPENED APRIL 2017**

## 20 Paige

11700 Domain Blvd., Ste. 138, Austin  
512-987-8443  
www.paige.com  
**OPENED JULY 2017**

## 21 Royal Tuxedo

11011 Domain Drive, Ste. 104, Austin  
512-339-6652  
www.royaltuxedoatx.com  
**OPENED JAN. 2017**

## 22 Stitch & Trace

3220 Feathergrass Court, Ste. 132, Austin  
512-382-1322.  
www.stitchandtrace.com  
**OPENED MARCH 2017**

## 23 Teddies for Bettys

11701 Domain Blvd., Ste. 110, Austin  
512-467-4210  
www.teddiesforbettys.com  
**OPENED MAY 2017**

## 24 Will Leather Goods

11701 Domain Blvd., Ste. 160, Austin  
512-954-9316  
www.willleathergoods.com  
**OPENED FEB. 2017**

## ELECTRONICS

## 25 b8ta

11701 Domain Blvd., Austin  
512-766-4149 • www.b8ta.com  
**OPENED MAY 2017**

## FOOD/BEVERAGE

## 26 La Finca Supermercado

9616 N. Lamar Blvd., Austin  
512-284-9421  
www.facebook.com/  
pg/lafincasupermercado  
**OPENED APRIL 2017**

## 27 Total Wine & More

10001 Research Blvd., Ste. 300, Austin  
512-340-9997  
www.totalwine.com  
**OPENED JULY 2017**

Northwest Austin edition • January 2018

## GIFTS

## 28 La Fleur Fresh Flower Market

10401 Anderson Mill Road, Ste. 106, Austin  
512-377-9064  
www.lafleurflowermarket.com  
**OPENED FEB. 2017**

## 29 Sugarboo & Co.

10000 Research Blvd., Ste. 115A, Austin  
512-953-8452  
www.sugarbooandco.com  
**OPENED OCT. 2017**

## UrbanStems

Delivery in Austin  
855-614-2779  
https://urbanstems.com/cities/austin  
**OPENED FEB. 2017**

## HOBBIES

## WORTH THE TRIP

## 30 Casa de Montecristo Fine Cigars & Smoking Lounge

3801 N. Capital of Texas Hwy.,  
Ste. A-100, Austin  
737-529-8466  
www.casademontecristo.com  
**OPENED MAY 2017**

## 31 Erin Condren

11601 Rock Rose Ave., Ste. 128, Austin  
512-358-4769  
www.erincondren.com  
**OPENED DEC. 2017**

## 32 Golf Galaxy

10001 Research Blvd., Austin  
512-502-9231  
www.golfgalaxy.com  
**OPENED MAY 2017**

## HOME/GARDEN

## 33 Away

11701 Domain Blvd., Ste. 120, Austin  
512-814-1255  
www.awaytravel.com  
**OPENED NOV. 2017**

## 34 Bellus Flooring

6001 W. Parmer Lane, Ste. 230, Austin  
512-582-8010  
www.bellusflooring.com  
**OPENED JUNE 2017**

## 35 Big Star Backyards

8315 Burnet Road, Ste. A, Austin  
512-465-2722  
www.bigstarbackyards.com  
**OPENED NOV. 2017**

## 36 Cariloha

3211 Palm Way, Ste. 162, Austin  
512-792-9030  
www.cariloha.com  
**OPENED JULY 2017**

## 37 CB2

3121 Palm Way, Ste. 110, Austin  
512-977-1900 • www.cb2.com  
**OPENED APRIL 2017**

## 38 Floor & Decor

12901 N. I-35, Austin  
512-382-2079  
www.flooranddecor.com  
**OPENED NOV. 2017**

## 39 Hidden Treasures

10700 Anderson Mill Road, Ste. 300, Austin  
512-369-3016  
www.facebook.com/hiddentreasuresatx  
**OPENED AUG. 2017**

## 40 Interior Define

11701 Domain Blvd., Ste. 180, Austin  
872-802-4119  
www.interiordefine.com  
**OPENED SEPT. 2017**

## 41 Lamps Plus

10000 Research Blvd., Ste. 133, Austin  
737-402-7070  
www.lampsplus.com  
**OPENED SEPT. 2017**

## 42 Peacock Alley

3010 W. Anderson Lane, Ste. K, Austin  
512-485-7750  
www.peacockalley.com  
**OPENED APRIL 2017**

## 43 Slow North

2700 W. Anderson Lane, Ste. 410  
512-766-8611  
www.slownorth.com  
**OPENED AUG. 2017**

## JEWELRY

## 44 Limbo Jewelry

3211 Palm Way, Ste. 152, Austin  
512-765-1146  
www.limbojewelrystore.com  
**OPENED NOV. 2017**

## 45 Prachi Bhise Jewelry (based in Northwest Austin)

Available online and at Design Lab,  
6550 Comanche Trail  
512-434-9568  
www.prachibhise.com  
**OPENED JAN. 2017**

## PETS

## 46 Mod Mutt Salon

7600 N. Lamar Blvd., Ste. A2, Austin  
512-436-8398  
www.modmuttsalon.com  
**OPENED JUNE 2017**

## 47 Pet Supplies Plus

12407 N. MoPac, Ste. 525-B, Austin  
512-580-4900  
www.petsuppliesplus.com  
**OPENED FEB. 2017**

## 48 Tomlinson's Feed

11521 N. RM 620, Ste. 940, Austin  
512-284-9988  
www.tomlinsons.com  
**OPENED FEB. 2017**

*This list is not comprehensive.*

COMPILED BY **AMY DENNEY  
AND EMMA WHALEN**

News or questions about Northwest Austin?  
Email us at [nwanews@communityimpact.com](mailto:nwanews@communityimpact.com).



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COURTESY TEDDIES FOR BETTYS



EVAN MARCZYNSKI/COMMUNITY IMPACT NEWSPAPER



AMY DENNEY/COMMUNITY IMPACT NEWSPAPER



COURTESY INTERIOR DEFINE



COURTESY LIMBO JEWELRY



JOSEPH BASCO/COMMUNITY IMPACT NEWSPAPER



AUSTIN ISD

COMPILED BY OLIVIA LUECKEMEYER AND JJ VELASQUEZ

ACCOUNTABILITY RATINGS • 2016-17

**Met Standard**

Student achievement **Y**

Student progress **Y**

Closing the gaps **Y**

Postsecondary readiness **Y**

STATISTICS • 2016-17

**53%** of student body economically disadvantaged

**28%** of student body are English Language Learners (ELL)

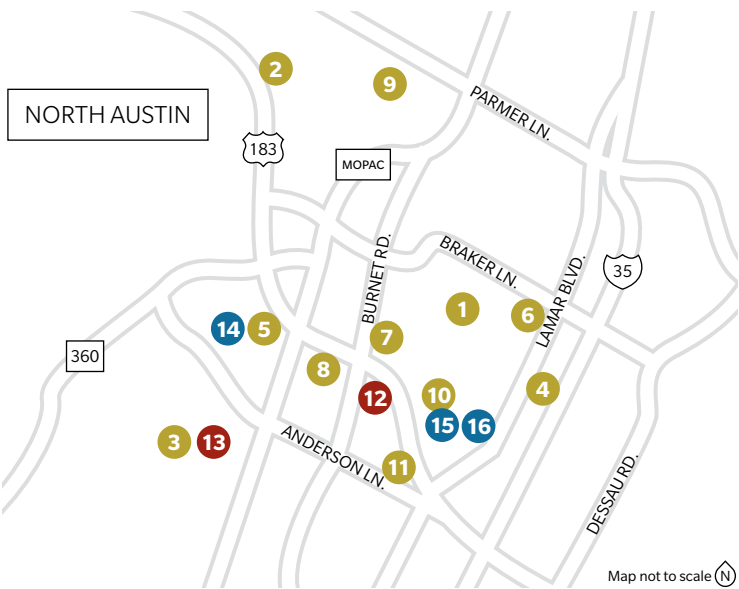
**59.0%** state average

**18.9%** state average

DISTRICT STAAR PASSING SCORES BY GRADE • 2016-17

	GRADE 3	GRADE 4	GRADE 5	GRADE 6	GRADE 7	GRADE 8
Reading	<b>76%</b>	<b>73%</b>	<b>83%</b>	<b>69%</b>	<b>72%</b>	<b>85%</b>
Math	<b>80%</b>	<b>76%</b>	<b>89%</b>	<b>73%</b>	<b>55%</b>	<b>87%</b>

**End-of-course, all students:**  
English I: 66%, English II: 68%, algebra I: 85%, biology: 90%, U.S. history: 94%



DISTRICT MAP • 2017-18

- Elementary schools
- Middle schools
- High schools

**NORTH AUSTIN SCHOOLS IN AUSTIN ISD**

**ELEMENTARY**

- 1 Cook
- 2 Davis
- 3 Doss
- 4 Guerrero-Thompson
- 5 Hill
- 6 McBee
- 7 Pardon
- 8 Pillow
- 9 Summitt
- 10 Wooldridge
- 11 Wooten

**MIDDLE**

- 12 Burnet
- 13 Murchison

**HIGH**

- 14 Anderson
- 15 Graduation Preparatory Academy at Lanier
- 16 Lanier

FY 2016-17 DISTRICT REVENUE

LOCAL SOURCES	STATE SOURCES:	FEDERAL SOURCES
<b>91%</b>	<b>6.6%</b>	<b>2.4%</b>
<b>TOTAL REVENUE</b>	<b>2017 RECAPTURE PAYMENT:</b>	
<b>\$1,161,029,437</b>	<b>\$403.3 M</b>	

**AUSTIN ISD**

TOTAL STUDENTS **82,766**

SOURCES: AUSTIN ISD, TEXAS EDUCATION AGENCY/ COMMUNITY IMPACT NEWSPAPER

STUDENT ETHNICITY • 2016-17

<b>HISPANIC</b>	<b>WHITE</b>	
<b>58%</b>	<b>27.3%</b>	
<b>AFRICAN-AMERICAN</b>	<b>ASIAN</b>	<b>TWO OR MORE RACES</b>
<b>7.6%</b>	<b>4%</b>	<b>2.9%</b>
<b>AMERICAN INDIAN/ALASKAN</b>	<b>HAWAIIAN/ PACIFIC ISLANDER</b>	
<b>0.1%</b>	<b>0.1%</b>	

PERCENTAGE OF STUDENTS PER CAMPUS TYPE

<b>ELEMENTARY SCHOOL</b>	<b>MIDDLE SCHOOL</b>	<b>HIGH SCHOOL</b>
<b>53.9%</b>	<b>19.6%</b>	<b>25.8%</b>

Percentages may not add up to 100% due to rounding.

SALARIES

**\$50,144**

Average annual salary of teachers

**\$52,525**

state average

GRADUATION RATE

**90.7%**

of students graduated within four years

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## PFLUGERVILLE ISD

COMPILED BY **EMILY DONALDSON**

### ACCOUNTABILITY RATINGS • 2016-17

**Met Standard**



Student achievement

**Y**

Student progress

**Y**

Closing the gaps

**Y**

Postsecondary readiness

**Y**

### STATISTICS • 2016-17



**48.4%**

of student body economically disadvantaged

**59.0%**

state average



**21.8%**

of student body are English Language Learners (ELL)

**18.9%**

state average

### DISTRICT STAAR PASSING SCORES BY GRADE • 2016-17



Reading

**GRADE 3**

**79%**

**GRADE 4**

**74%**

**GRADE 5**

**74%**

**GRADE 6**

**69%**

**GRADE 7**

**72%**

**GRADE 8**

**80%**



Math

**80%**

**77%**

**82%**

**79%**

**59%**

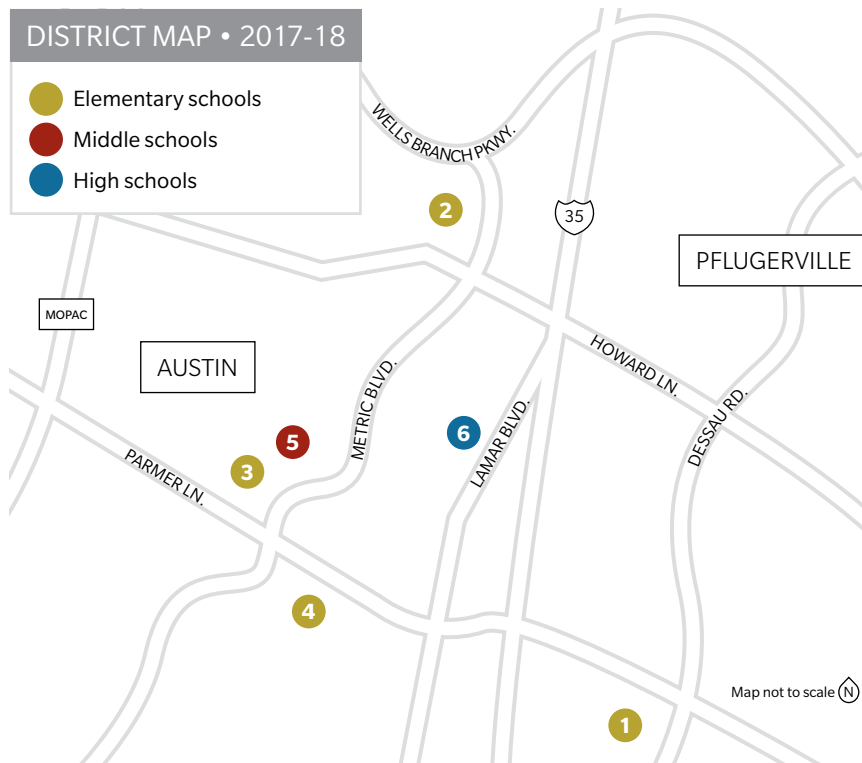
**80%**

**End-of-course, all students:**

English I: 65%, English II: 66%, algebra I: 84%, biology: 91%, U.S. history: 94%

### DISTRICT MAP • 2017-18

- Elementary schools
- Middle schools
- High schools



## PFLUGERVILLE ISD TOTAL STUDENTS

**24,591**

SOURCES: TEXAS EDUCATION AGENCY, PFLUGERVILLE ISD/COMMUNITY IMPACT NEWSPAPER

### NORTH AUSTIN SCHOOLS IN PFLUGERVILLE ISD

#### ELEMENTARY

- 1 Copperfield
- 2 Northwest
- 3 Parmer Lane
- 4 River Oaks

#### MIDDLE

- 5 Westview

#### HIGH

- 6 John B. Connally

### STUDENT ETHNICITY • 2016-17

**HISPANIC**

**48.6%**

**WHITE**

**23%**

**AFRICAN-AMERICAN**

**16.3%**

**ASIAN**

**7.7%**

**TWO OR MORE RACES**

**4.2%**

**AMERICAN INDIAN/ALASKAN**

**0.2%**

**HAWAIIAN/PACIFIC ISLANDER**

**0.2%**

### GRADUATION RATES • 2016-17



**96.6%**

of students graduated within four years

### SALARIES • 2016-17



**\$50,223**

Average annual salary of teachers

**\$52,525**

state average

### PERCENTAGE OF STUDENTS PER CAMPUS TYPE • 2016-17



**ELEMENTARY SCHOOL**

**48.1%**



**MIDDLE SCHOOL**

**22.5%**



**HIGH SCHOOL**

**29.5%**

Percentages may not add up to 100% due to rounding.



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## ROUND ROCK ISD

COMPILED BY EMILY DONALDSON

## ACCOUNTABILITY RATINGS • 2016-17

## Met Standard



Student achievement

Student progress

Closing the gaps

Postsecondary readiness

Y  
Y  
Y  
Y

## STATISTICS • 2016-17

**25.9%**

of student body economically disadvantaged

**59.0%**

state average

**9.4%**

of student body are English Language Learners (ELL)

**18.9%**

state average

## DISTRICT STAAR PASSING SCORES BY GRADE • 2016-17



Reading

GRADE 3

**85%**

GRADE 4

**83%**

GRADE 5

**84%**

GRADE 6

**81%**

GRADE 7

**85%**

GRADE 8

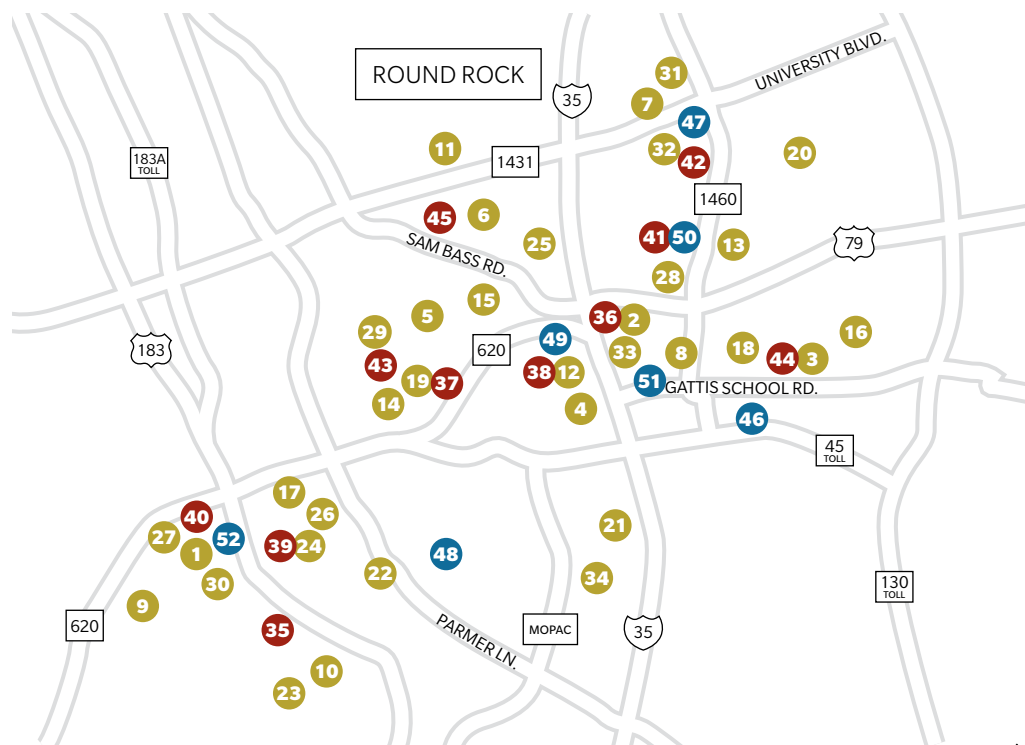
**87%**

Math

**87%****84%****89%****85%****77%****89%**

## End-of-course, all students:

English I: 78%, English II: 79%, algebra I: 89%, biology: 92%, U.S. history: 96%



## DISTRICT MAP • 2017-18

- Elementary schools
- Middle schools
- High schools

ROUND ROCK ISD  
TOTAL STUDENTS**48,321**SOURCES: TEXAS EDUCATION AGENCY,  
ROUND ROCK ISD/COMMUNITY  
IMPACT NEWSPAPER

## ELEMENTARY

- 1 Anderson Mill
- 2 Berkman
- 3 Blackland Prairie
- 4 Bluebonnet
- 5 Brushy Creek
- 6 Cactus Ranch
- 7 Caldwell Heights
- 8 Callison
- 9 Canyon Creek
- 10 Caraway
- 11 Chandler Oaks
- 12 Deep Wood
- 13 Double File Trail
- 14 England
- 15 Fern Bluff
- 16 Forest Creek
- 17 Forest North
- 18 Gattis
- 19 Great Oaks
- 20 Herrington
- 21 Joe Lee Johnson
- 22 Jollyville
- 23 Laurel Mountain
- 24 Live Oak
- 25 Old Town
- 26 Pond Springs
- 27 Purple Sage
- 28 Robertson
- 29 Sommer
- 30 Spicewood
- 31 Teravista
- 32 Union Hill
- 33 Voigt
- 34 Wells Branch

## MIDDLE

- 35 Canyon Vista
- 36 C.D. Fulkles
- 37 Cedar Valley
- 38 Chisholm Trail
- 39 Deerpark
- 40 Grisham
- 41 Hernandez
- 42 Hopewell
- 43 Pearson Ranch
- 44 Ridgeview
- 45 Walsh

## HIGH

- 46 Cedar Ridge
- 47 Early College
- 48 McNeil
- 49 Round Rock
- 50 Stony Point
- 51 Success
- 52 Westwood

## STUDENT ETHNICITY • 2016-17

WHITE

**40.7%**

HISPANIC

**30.4%**

ASIAN

**15.5%**

AFRICAN-AMERICAN

**8.7%**

TWO OR MORE RACES

**4.1%**HAWAIIAN/  
PACIFIC ISLANDER**0.2%**AMERICAN  
INDIAN/ALASKAN**0.4%**

## GRADUATION RATES • 2016-17

**94%**

of students graduated within four years

## SALARIES • 2016-17

**\$51,642**

Average annual salary of teachers

**\$52,525**

state average

## PERCENTAGE OF STUDENTS PER CAMPUS TYPE • 2016-17

ELEMENTARY  
SCHOOL**46.9%**MIDDLE  
SCHOOL**23.0%**HIGH  
SCHOOL**30.1%**

Percentages may not add up to 100% due to rounding.



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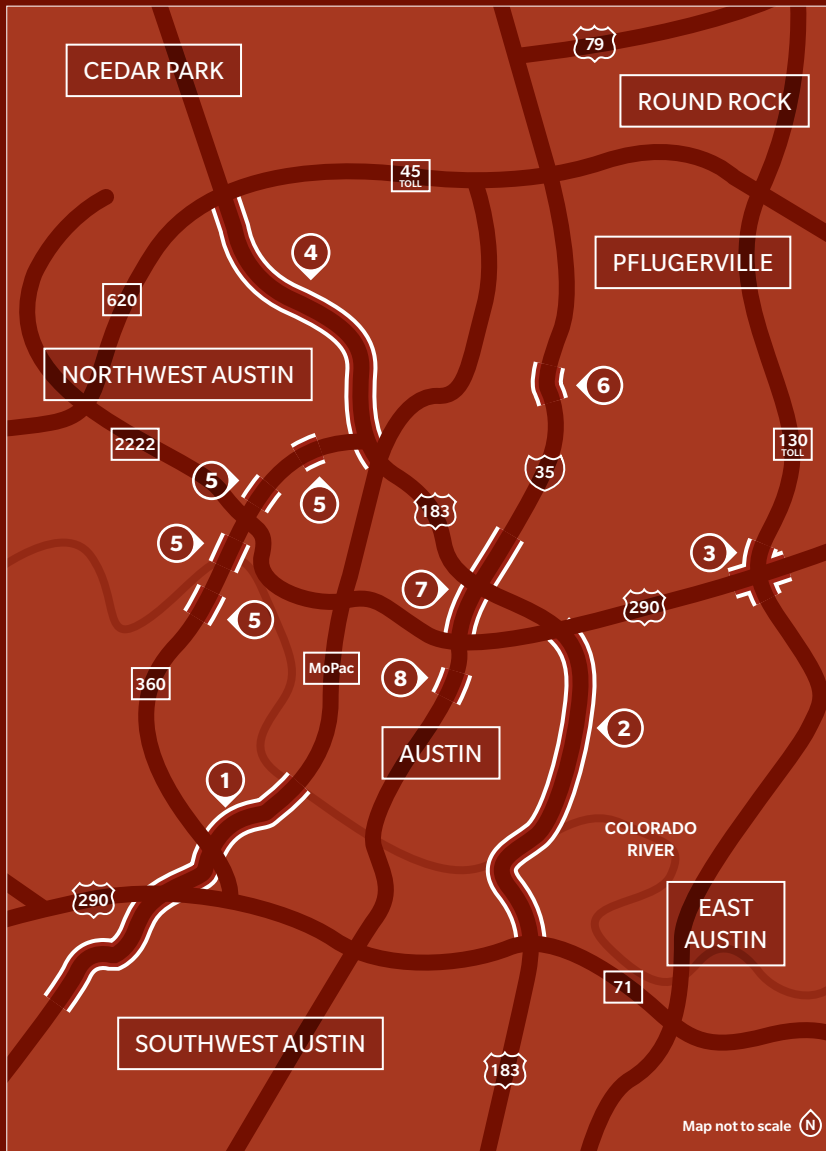
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## REGIONAL PROJECTS

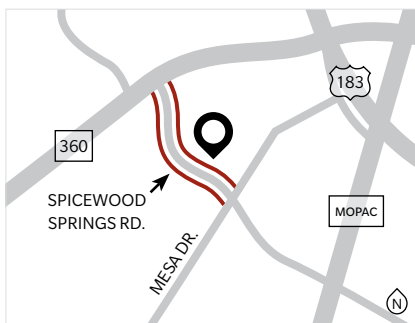
COMPILED BY AMY DENNEY



Project description	Timeline
<b>1 MoPac South</b> The Central Texas Regional Mobility Authority and Texas Department of Transportation are working with local partners to improve MoPac from Cesar Chavez Street to Slaughter Lane, potentially by adding express toll lanes. A fifth open house will be held in the first half of 2018 to update the community.	TBD
<b>2 US 183 South</b> The Mobility Authority is adding six tolled lanes on US 183 between Hwy. 290 and SH 71, rebuilding bridges over the Colorado River and adding pedestrian and bicycle facilities.	May 2016-2020
<b>3 290 Toll and SH 130 intersection</b> The Mobility Authority had planned to build three direct connectors between the toll facilities to alleviate congestion on the nontolled frontage roads. However, the project is now on hold pending feedback from TxDOT over the use of state funding for projects with tolled elements.	Spring 2018-2020
<b>4 US 183 North</b> The Mobility Authority proposed to build four tolled lanes on between Toll 183A and MoPac. The agency is waiting on feedback from the Texas Transportation Commission on how to proceed with the project because it has tolled elements. TxDOT pulled funding for a proposed fourth continuous nontolled lane.	TBD
<b>5 Loop 360</b> TxDOT is planning improvements to Loop 360 intersections on at Westlake Drive, Spicewood Springs Road, Lakewood Drive and Courtyard Drive. The corridor plan includes eight standalone projects totaling \$250 million with the city of Austin pitching in \$46 million from the 2016 mobility bond for four projects.	Construction begins summer 2022
<b>6 I-35 and Parmer Lane</b> TxDOT will build a diverging diamond intersection; add a bypass lane on southbound I-35 at Parmer; construct entrance and exit ramps; and add turn lanes at Parmer and North Lamar Boulevard.	Late 2018-mid 2021
<b>7 I-35 from Rundberg Lane to Hwy. 290</b> TxDOT broke ground Jan. 24 on projects on to add three direct connectors between I-35 and US 183, reconstruct the ramp from northbound I-35 to northbound US 183.	January 2018-mid-2021
<b>8 I-35 and 51st Street</b> TxDOT is realigning the I-35 southbound frontage road; adding a southbound bypass lane at 51st; adding a roundabout on the southbound frontage road; reconfiguring southbound entrance and exit ramps; and enhancing bicycle and pedestrian facilities.	October 2016-spring 2018

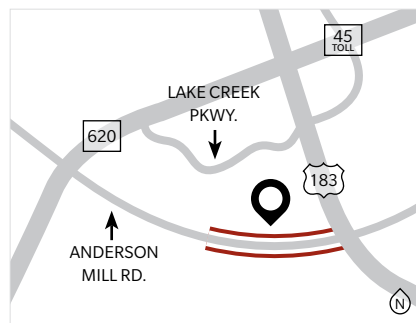
## LOCAL PROJECTS

## NORTHWEST AUSTIN

**Spicewood Springs Road upgrades**

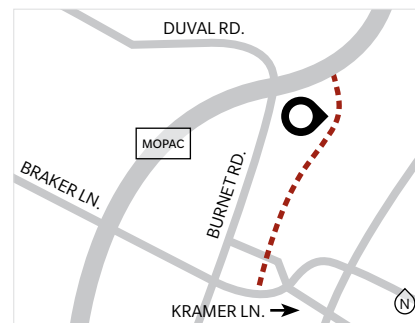
Staffers are continuing to review public comments to use community input to identify \$17 million in improvements for the two-lane roadway from west of Mesa Drive to Loop 360. The 2016 bond provided \$17 million for improvements on this part of Mesa.

**Timeline:** fall 2019-2020

**Anderson Mill Road improvements**

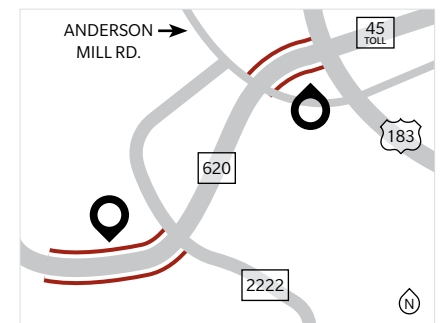
The city is working on preliminary engineering for \$7.26 million in improvements to Anderson Mill Road from Spicewood Parkway to US 183 as funded by the 2016 mobility bond. The city plans to host an open house on the draft preliminary recommendations in early 2018.

**Timeline:** 2020-21

**Red Line Trail planning**

The trail will connect Braker Lane and the Capital Metro Rail Station to the existing Northern Walnut Creek trail system. The city will host a second public meeting before completing the preliminary engineering report this summer. Construction on the \$5 million project funded by the 2016 mobility bond will start in early 2020 and is expected to be complete in 2022.

**Timeline:** 2020-22

**RM 620 repaving**

TxDOT plans to repave RM 620 from the Mansfield Dam to RM 2222 and from Anderson Mill Road to SH 45 N at US 183. The \$1.79 million project is slated to begin in early summer and will take four months to complete.

**Timeline:** mid-2018

THINGS TO DO

COMPILED BY **AMY DENNEY AND EMMA WHALEN**

Experience all that the Northwest Austin area has to offer. Find a pool or swimming hole; take a hike; or go rock climbing.

### PLAY AT A DOG PARK




A dog plays at local dog park

**Millrun Park**  
Millwright Parkway and Timbercrest Lane  
Millrun Park includes a dog off-leash area where pets can run, play and socialize alongside their owners. Guests can also cook on barbecue grills, eat at picnic tables or a gazebo, and use a playscape.

**Old Stage Park**  
Hymeadow and Meadowheath drives  
This nearly 4-acre park includes a dog off-leash area in addition to a basketball court, a playscape, a volleyball court, a soccer field and a tennis court.

### GO ROCK CLIMBING



Rock climbing at Main Event

**Main Event**  
13301 N. US 183  
Guests at Main Event can participate in indoor rock climbing alongside the bowling alleys, arcades and more entertainment spaces included in the recently renovated, 75,000-square-foot facility.

**Pure Austin**  
4210 W. Braker Lane  
At Pure Austin members of the locally owned gym can use the rock-climbing wall for free. Nonmembers can purchase a day pass to the facilities for \$25.

### COOL DOWN



Bull Creek District Park swimming hole


**Bull Creek District Park**  
6701 Lakewood Drive  
This popular Austin swimming hole is frequently busy on hot summer days. However, the 48-acre park also includes trails that lead to scenic cliffs, waterfalls, springs and archaeological features, according to the Austin Parks Foundation.

**El Salido Park**  
11500 El Salido Parkway  
Situated on 10.6 acres, this park offers a pool in addition to picnic areas, playscapes, a volleyball court, tennis courts, barbecue grills and trails.

**Springwoods Municipal Pool**  
13320 Lyndhurst St.  
The pool, located at the Forest North Neighborhood Park, is open year-round and offers six lanes for lap swimming, recreational swimming or swim lessons as well as a mushroom spray feature and a slide. Entry fees are free through March 9 and \$1-\$3 after. Residents may also purchase punch cards or season passes.

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## GO HIKING



Great Hills Neighborhood Park

### Great Hills Neighborhood Park

10801 Sierra Oaks Drive

A 1.82-mile trail cuts through the wooded Great Hills neighborhood. The 85-acre park also has several natural areas to view native plants, birds and other wildlife. The trail has five trailheads and crosses a creek several times.

### St. Edwards Park

7301 Spicewood Springs Road

Tucked along the winding Spicewood Springs Road west of Loop 360, the

80-acre park has a 3.59-mile trail with several scenic overlooks. The trail is suitable for hiking, running and walking a dog. The Upper Bull Creek Greenbelt also runs through the park.

### Yett Creek Neighborhood Park

12538 Riata Vista Circle

For the more intrepid explorer, this hidden 40-acre park near Apple Inc.'s Austin campus is largely undeveloped with a single 1.54-mile trail. Visitors can also access the trailhead from West Cow Path.

## SHOP AT A FARMERS MARKET



Lakeline Farmer's Market

### Lakeline Farmer's Market

11200 Lakeline Mall Drive, Cedar Park

The Texas Farmer's Market sets up shop outside the Lakeline Mall every Saturday from 9 a.m.-1 p.m. With dozens of local farmers and ranchers setting up booths, the Lakeline Farmer's Market presents an opportunity to stock up on fresh items, such as vegetables, herbs, eggs, meat, honey and olive oil. Other vendors sell coffee, snack items, pastries and more.

## PRACTICE GOLF



TopGolf

### TopGolf

2700 Esperanza Crossing

Although not a traditional driving range, TopGolf offers guests an opportunity to practice their swing, play arcade games and order food and drinks. The range has various targets players can aim for to earn points and compete with friends. TopGolf offers 102 hitting bays on three levels at the 64,000-square-foot complex.

### Wells Branch Disc Golf Course

14300 Owen-Tech Blvd.

Maintained by the Wells Branch Municipal Utility District in North Austin, the 18-hole course is beginner-friendly and offers the challenge of a creek and hills. Parking is available along Owen-Tech Boulevard.

### Woodland Greens Golf Center

11210 RM 620

Guests can practice their golf swing at this Northwest Austin driving range located off RM 620 just south of Anderson Mill Road.

## FIND A PLAYScape



Harper Park

### Harper Park

11008-11098 Lake Creek Parkway

This park offers a playscape in addition to a baseball diamond, a volleyball court and a 1-mile trail.

### Quail Creek Park

1101 Mearns Meadow Blvd.

When the temperatures top 100 degrees in summer, the mostly shaded park offers a place to escape the heat under a grove of hackberry trees, according to the Austin Parks Foundation. The park has a

playscape and several benches as well as a quarter-mile trail with numerous fitness stations to stay in shape.

### Springwoods Neighborhood Park

9117 Anderson Mill Road

Beneath a canopy of trees this park has two playscapes: one geared for children ages 2-5 and another for children ages 5-12. Need a place for a birthday party? The park also has a large covered pavilion that may be reserved for a fee.

## GO BIKING



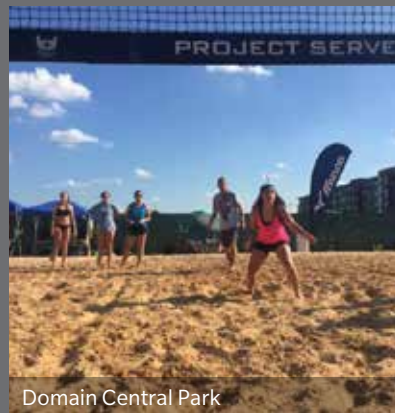
Walnut Creek Metropolitan Park

### Walnut Creek Metropolitan Park

12138 N. Lamar Blvd.

The park is home to one of the city's municipal swimming pools and several sports fields. It also has an extensive 15-mile network of rocky and rough trails for mountain biking, running or walking a dog.

## SPIKE A VOLLEYBALL



Domain Central Park

### Balcones District Park

12017 Amherst Drive

The park has barbecue pits, a basketball court, horseshoe pits, picnic tables, a pool, a playscape, a tennis court, a volleyball court and 1.3-mile trail.

### Domain Central Park

11100 Alterra Parkway

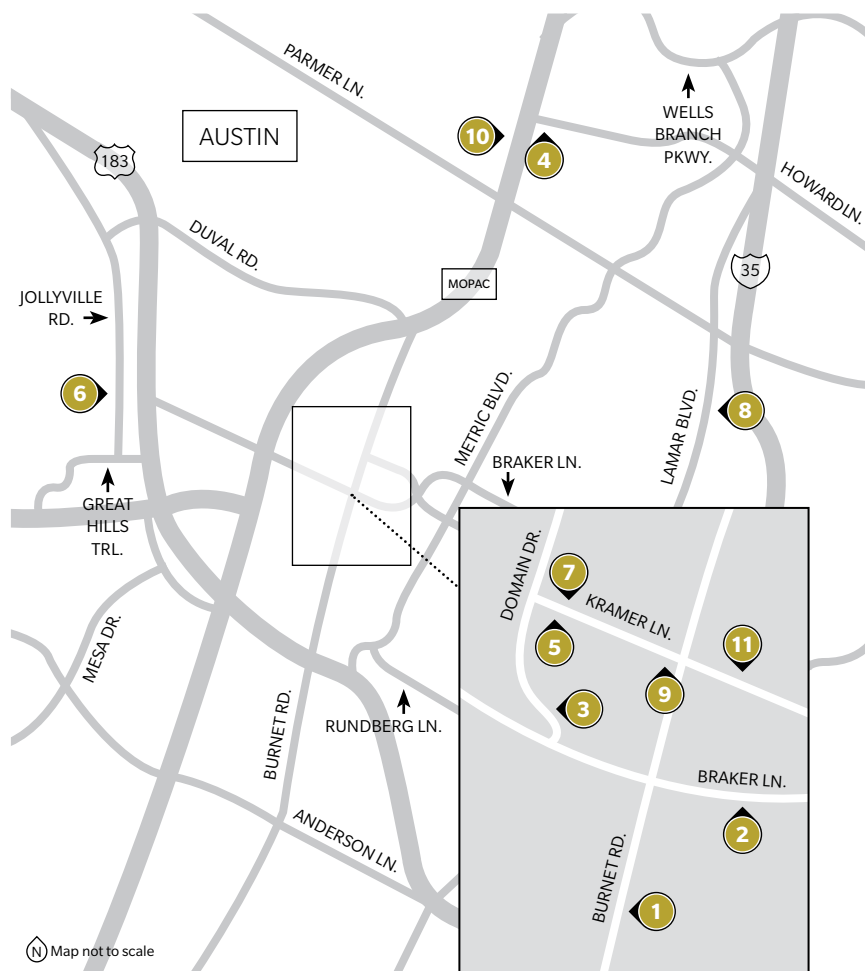
The 9-acre park offers large grassy areas for lounging or playing catch. On the western end of the park, up the hill, are four sand volleyball courts maintained by

Project Serve, a group that offers league and open play for children and adults.

### Harper Park

Lake Creek Parkway and Deerbrook Trail

One of the Anderson Mill Limited District parks, the park serves as a community gathering place for the district's events. The 9.3-acre park includes a plethora of sports options, such as sand volleyball and soccer. A 0.9-mile trail runs through the park, making it a spot for people-watching.



## NEW COMMUNITIES

With more people moving to the Austin area every day, new residential communities are popping up. Most new construction in Northwest Austin is for multifamily complexes that are located mostly east of MoPac. This guide will help you navigate new apartment complexes that are under construction or coming soon.

### 1 Broadstone Burnet

- 10301 Burnet Road
- 352 units
- 1-2 bedrooms
- 600-1,200 square feet
- Developer: Alliance Residential
- Broke ground: February 2017
- Available: summer 2018
- Amenities: resort-style swimming pool, wine room
- [www.allresco.com](http://www.allresco.com)

### 2 The Copeland

- 2511 W. Braker Lane
- 328 units
- Studio, 1-2 bedrooms
- 468-1,276 square feet
- Developer: Cypress Real Estate Advisors
- Broke ground: May 2017
- Available: 2019
- Amenities: swimming pools, fitness center, dog park, club room, billiards lounge

### 3 Flatiron Domain

- 10727 Domain Drive
- 372 units
- 1-3 bedrooms, townhomes, lofts

- Developers: StreetLights Residential and Stonelake Capital Partners
- Broke ground: fall 2017
- Available: spring 2019
- Amenities: bar, lounge, swimming pool, fitness center
- [www.streetlightsres.com/development/austin-flatiron](http://www.streetlightsres.com/development/austin-flatiron)

### 4 Lenox Ridge

- MoPac and Scofield Ridge Parkway
- 350 units
- 1-3 bedrooms
- 600-1,380 square feet
- \$1,100-\$2,000
- Developer: Oden Hughes LLC
- Broke ground: January 2018
- Available: early 2019
- Amenities: co-working space with offices, hospitality bar
- [www.odenhughesllc.com](http://www.odenhughesllc.com)

### 5 Maravilla at The Domain\*

- 11001 Austin Lane
- 200 units
- 1-2 bedrooms
- Developer: Senior Resource Group

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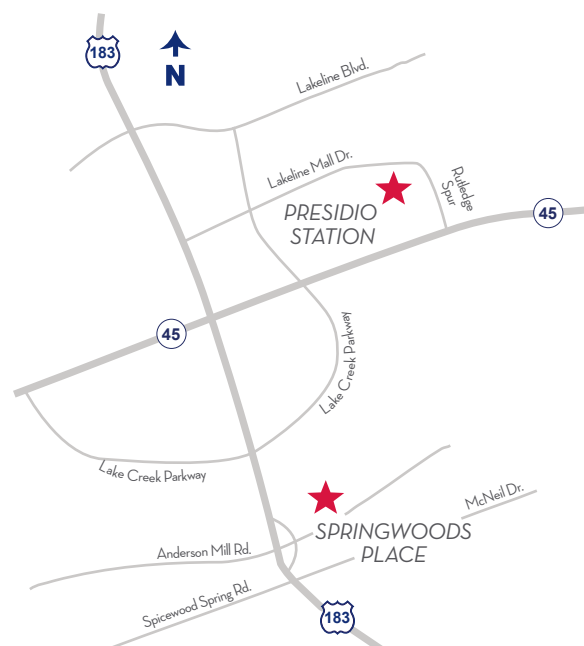
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[central-living.com](http://central-living.com)





COMPILED BY AMY DENNEY



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AMY DENNEY/COMMUNITY IMPACT NEWSPAPER



COURTESY GREYSTAR



COURTESY GREYSTAR



COURTESY SAIGEBROOK DEVELOPMENT

- Broke ground: fall 2017
- Available: not known
- Amenities: geared toward seniors age 62 and older, common areas, underground parking garage
- [www.srgseniorliving.com](http://www.srgseniorliving.com)

#### 6 Overture Arboretum

- 10600 Jollyville Road
- 184 units
- 1-2 bedrooms
- 619-1,342 square feet
- \$1,945-\$3,290
- Developer: Greystar
- Broke ground: March 2017
- Available: spring 2019, now leasing
- Amenities: geared toward residents age 60 and older, fitness center, yoga studio pool, salon, game room, demonstration kitchen, theater
- [www.overturearboretum.com](http://www.overturearboretum.com)

- Leasing office, 9901 N. Capital of Texas Hwy., Ste. 220

#### 7 Overture Domain

- 3100 Kramer Lane
- 189 units
- Studio, 1-2 bedrooms
- 685-1,347 square feet
- \$2,020-\$3,665
- Developer: Greystar
- Broke ground: August 2016
- Available: spring 2018 (now leasing)
- Amenities: geared toward residents age 55 and older, fitness center, pool, theater, demonstration kitchen, game room, salon, dog park
- [www.overturedomain.com](http://www.overturedomain.com)
- Leasing office, 9901 N. Capital of Texas Hwy., Ste. 220

#### 8 Walnut Park

- 12101 N. Lamar Blvd.
- 277 units
- 1-2 bedrooms
- 664-1,770 square feet
- \$1,155-\$2,550
- Developer: Larry Peel
- Broke ground: early 2017
- Available: March
- Amenities: indoor spa, swimming pool, media area, dog park
- [www.walnut-park.com](http://www.walnut-park.com)

#### PROJECTS IN PERMITTING STAGE

#### 9 Domain Apartments\*

- 11009 Alterra Parkway
- 179 units
- Developer: Columbus Realty Partners
- Submitted: May 2017

#### 10 Elysium Grand

- 3300 Oak Creek Drive
- 80 units • Studio, 1-3 bedrooms
- 550-1,114 square feet
- Developer: Saigebrook Development LLC
- Broke ground: November 2018
- Available: December 2019
- Amenities: affordable housing, clubhouse, amenity center, playground
- [www.saigebrook.com](http://www.saigebrook.com)
- Submitted Jan. 8, 2018

#### 11 Modera Domain\*

- 2618 Kramer Lane
- 354 units
- Submitted Jan. 3, 2018

*This list is not comprehensive.*

\*INFORMATION FROM CITY OF AUSTIN SITE PLAN APPLICATION DOCUMENTS  
SOURCE: CITY OF AUSTIN/COMMUNITY IMPACT NEWSPAPER

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## COUNTY STATISTICS

## TOP SPECIALTIES

Emergency medicine and anesthesiology are among the most common doctor specialties aside from primary care in Texas, but other popular specialties differ among Travis and Williamson counties.

## Travis County

1 Family medicine  
**456**

2 Internal medicine  
**371**

3 Emergency medicine  
**310**

4 Pediatrics  
**287**

5 Psychiatry  
**229**

## Williamson County

1 Emergency medicine  
**60**

2 Psychiatry  
**40**

3 Anesthesiology  
**33**

4 Dermatology  
**28**

5 General surgery  
**25**

## Texas (statewide)

1 Internal medicine  
**9,110**

2 Family practice  
**9,052**

3 Pediatrics  
**5,482**

4 Emergency medicine  
**4,737**

5 Anesthesiology  
**4,736**

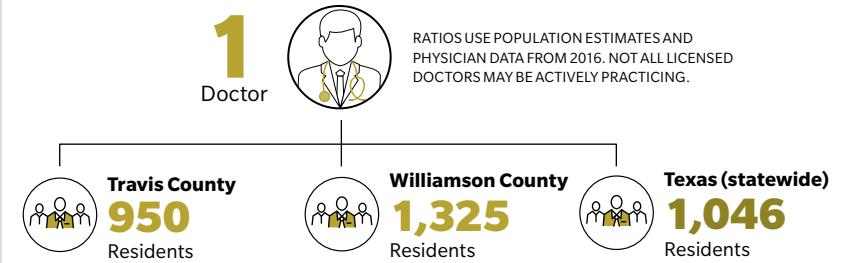
DATA INCLUDE NUMBER OF LICENSED PHYSICIANS. NOT ALL LICENSED PHYSICIANS MAY BE ACTIVELY PRACTICING.

SOURCE: TEXAS MEDICAL BOARD/COMMUNITY IMPACT NEWSPAPER

COMPILED BY OLIVIA LUECKEMEYER, EVAN MARCZYNSKI AND EMMA WHALEN

## PRIMARY DOCTOR-TO-PATIENT RATIOS

The ratio of licensed primary care doctors to residents varies among Travis and Williamson counties.



SOURCES: TEXAS MEDICAL BOARD, U.S. CENSUS BUREAU/COMMUNITY IMPACT NEWSPAPER

## ACCESS TO CARE

The total number of doctors holding licenses in Texas has increased over the past 20 years, but the rate of increase for specialists has grown faster than the rate for primary care physicians.

## Travis County

Primary care  
**1,312**

Specialists  
**2,395**

## Williamson County

Primary care  
**394**

Specialists  
**476**

## Texas (statewide)

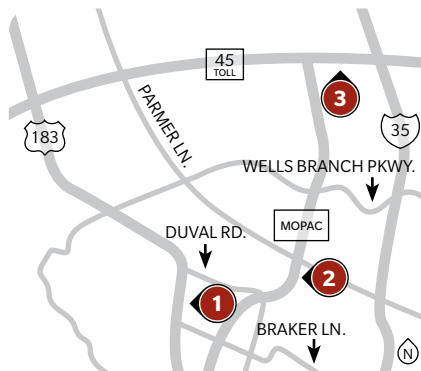
Primary care  
**27,562**

Specialists  
**49,219**

SOURCE: TEXAS MEDICAL BOARD/COMMUNITY IMPACT NEWSPAPER

## AREA HOSPITALS

The Northwest Austin area is served by two main hospitals and a surgical center focused on elective surgeries.



## 1 Seton Northwest Hospital

11113 Research Blvd., Austin  
512-324-6000

[www.seton.net/northwest](http://www.seton.net/northwest)

- **Trauma level:** IV
- **NICU level:** II
- **Economic impact:** 500 employees
- **Number of beds:** 117
- **Most common treatments:** women's services, minimally invasive robotic surgery, outpatient laparoscopic hernia repairs, total joint replacements, eye surgery, minimally invasive gynecological surgery

## 2 St. David's North Austin Medical Center

12221 N. MoPac, Austin  
512-901-1000 • [www.stdavids.com](http://www.stdavids.com)

- **Trauma level:** IV
- **NICU level:** III
- **Economic impact:** 1,560 employees
- **Number of beds:** 378
- **Most common treatments:** women's services, robotic surgery, orthopedics, neurology and neurosurgery, heart and vascular, rehabilitation, pediatrics, emergency care, inpatient services, pediatric intensive care

## 3 St. David's Surgical Hospital

1201 W. Louis Henna Blvd., Austin  
512-248-7000

[www.stdavids.com](http://www.stdavids.com)

- **Trauma level:** N/A
- **NICU level:** N/A
- **Economic impact:** 128 employees
- **Number of beds:** 46
- **Most common treatments:** elective surgical procedures, including orthopedic, neurological, bariatric, gynecological and urological surgery

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## UPCOMING GAMES

ALL TIMES CENTRAL

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
HOME	AWAY	1	2	3		
			SA 7:30	SA 7:00		
4	5	6	7	8	9	10
					TUC 7:30	TUC 7:00
11	12	13	14	15	16	17
						MIL 7:00
18	19	20	21	22	23	24
IA 3:00	IA 7:00				MIL 7:30	MIL 7:00

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
						CHI 7:00

## UPCOMING PROMOS & GIVEAWAYS



FEB. 3 ★ **PLAYER POSTER**

FEB. 9 ★ **PINK IN THE RINK**

FEB. 10 ★ **PINK IN THE RINK**

**STARS BEACH TOWEL**

FEB. 24 ★ **PUCKS N PAWS**

**STARS DOG PLACEMAT**

MAR. 3 ★ **CAR SUNSCREEN**

## GAME NIGHT DEALS

MONDAY - THURSDAY: **H-E-B NIGHT**

Bring any H-E-B brand non-perishable product, and receive \$5 off your ticket at the box office.

WEDNESDAY: **WINNING WEDNESDAY**

If the Stars win, everyone receives a free ticket to the next Winning Wednesday game.

FRIDAY: **BEER & WINGS FRIDAY**

\$2 Domestic Drafts and BOGO orders of wings

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Receive 4 tickets, 4 hotdogs, & 4 sodas starting at \$16/person.

SATURDAY: **TEXAS LOTTERY LUCKY ROW**

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**FAMILY 4-PACK**

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## 1

# Concerns raised over traffic increase near Arboretum due to impact of Great Hills Market redevelopment

BY **EMMA WHALEN**

The fate of a Northwest Austin movie theater and changes to a key retail center will be coming back to Austin City Council in February.

A developer is proposing to transform the Great Hills Market retail center into a mixed-use development. The requested zoning change case would allow the developer to include residential units on the property.

Residents should not expect much change in 2018, said Amanda Swor of The Drenner Group, the land use law firm representing the developer.

"No development will begin in 2018. We have leases that go through 2020," Swor said.

Phase 1 of the proposal includes 372 apartment units, up to 16,000 square feet of restaurant space and up to 10,000 square feet of retail space. This phase will take place on the sites of the Regal Arbor 8 @ Great Hills movie theater and Manuel's Mexican Restaurant, according to Swor.

Phase 1 would not begin until the Manuel's lease expires in 2020. Regal Arbor 8's lease also ends in 2020, said Tony Chron, who represents the developer, Great Hills Retail Inc. Phase 2 would transform the existing retail buildings at a later date, Swor said.

The city's zoning and platting commission gave unanimous approval Oct. 17 in recommending City Council vote in favor of the developer's zoning change request to allow residential use. If the zoning change is denied, the developer can still redevelop with non-residential uses, which Swor said the developer likely would do.

At a public meeting held

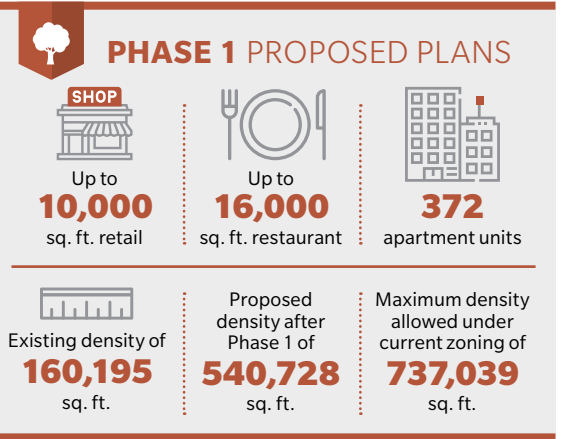
by District 10 City Council Member Alison Alter on Nov. 1, many of the more than 75 attendees expressed concern over increased traffic if apartments are added. Others are concerned about losing the Regal Arbor 8 @ Great Hills cinema, which has a reputation for showing independent films.

## THE LATEST

On its first reading before City Council on Dec. 14, the zoning change case was passed unanimously with conditions added by Alter. These include prohibiting the addition of a drive-thru restaurant on Jollyville Road, adult-oriented businesses, alternative financial services and short-term rentals.

The zoning change is not officially approved until it goes to a vote after two more readings either at the same City Council meeting or at two separate meetings.

Alter stated in a release that she would have to see greater traffic-mitigation plans before she could vote in favor of the zoning change.



SOURCE: THE DRENNER GROUP/COMMUNITY IMPACT NEWSPAPER

## TRAFFIC, SCHOOLS AND THE FATE OF ARBOR 8

Area residents have expressed concerns over crowded schools near the development. According to an educational impact statement from Austin ISD, the district predicted the construction of 362 multi-family units would result in adding 23 total students to Austin ISD at Hill Elementary School, Murchison Middle School and Anderson High School. Hill Elementary School would be deemed above target capacity, the statement reported.

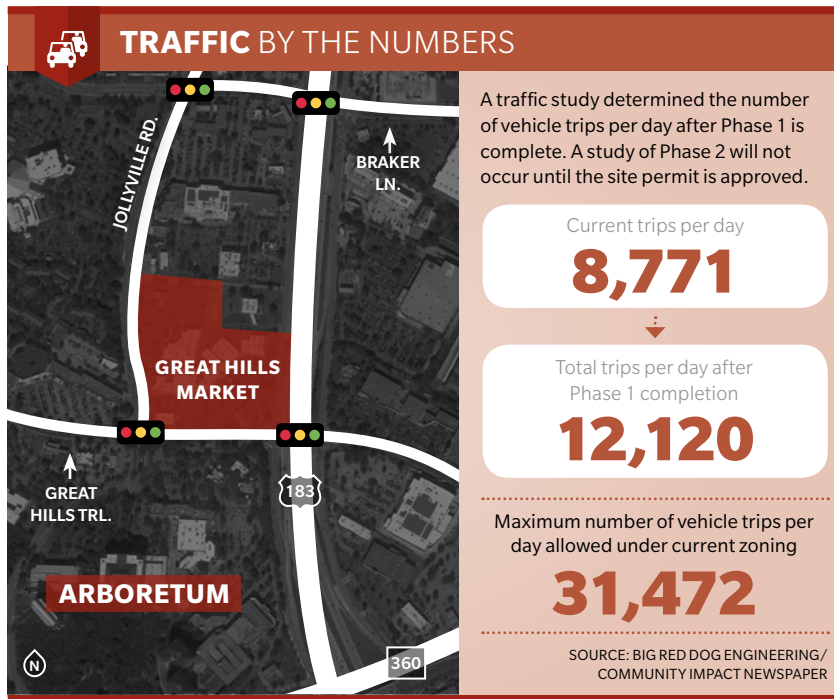
In response to traffic concerns, the developer is still deciding if any more studies on Phase 1 are necessary, Swor said. A traffic study on Phase 2 would not begin until the permitting process begins for that phase.

Dan Hennessey, with Big Red Dog engineering firm, said that the intersection at Jollyville Road/Great Hills Trail does not have any room to add turning lanes. The best option is to pay the city to update traffic signal timing at surrounding intersections, he said.

If implemented, the suggested signal improvements would be made after Phase 1 is complete.

Following the redevelopment of the Regal Arbor 8 theater, Chron said incorporating a new theater in the project is not economically feasible.

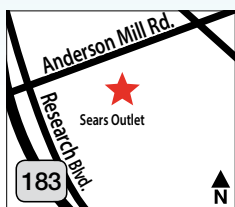
"The future of retail is not known, so we don't know how long these stores will last or how long the theater will last," he said. "... When [Regal Entertainment Group's] lease runs out [in 2020], we're at [Regal's] mercy."



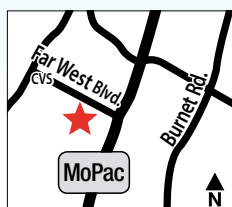
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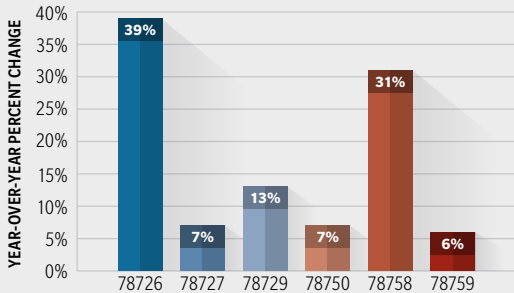
CONTINUED FROM 25

COMPILED BY AMY DENNEY, CHRISTOPHER NEELY AND EMMA WHALEN



## HOUSE PRICES ON THE RISE

The median price for single-family homes in Northwest Austin increased across all ZIP codes when comparing December 2017 to December 2016. The areas along RM 620 and near The Domain saw the greatest percentage increase.



SOURCE: AUSTIN BOARD OF REALTORS/COMMUNITY IMPACT NEWSPAPER

## 2 STABILIZING HOME PRICES HINGES ON CODENEXT

**WHAT WE REPORTED** Homebuyers, especially those looking for a starter home, struggled to find affordable houses in Northwest Austin in 2017 as median prices continued to increase.

**THE LATEST** After years of increasing home prices, Steve Crorey, CEO of the Austin Board of Realtors, said an increase in new construction in the area may start to stabilize the Northwest Austin housing market.

**WHAT'S NEXT** As Austin City Council works toward approving CodeNEXT, the rewrite of the city's land-development code, some in the real estate industry are expressing a desire to see land-use policies that promote affordable development alongside medium- and high-end construction. Crorey said it is important to look at the land-development code not only within the city but also in parts of Travis and Williamson counties to ensure there is a diverse housing stock available to everyone. Without codes that incentivize or promote development of affordable and medium-priced housing, Crorey said prices will continue to climb.

## 3 CHANGES TO CAPITAL METRO BUS ROUTES TO OCCUR JUNE 3

**WHAT WE REPORTED** Transportation is the No. 2 expense for more Austin households, according to the U.S. Bureau of Labor Statistics, and Austin leaders face the challenge of offering meaningful alternatives to encourage people to give up their vehicles.

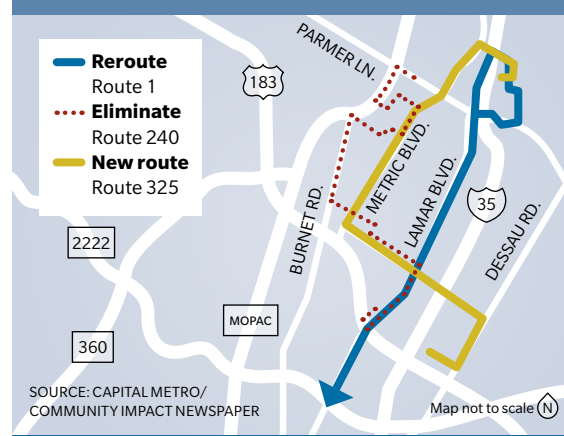
**THE LATEST** Capital Metro's board of directors approved the agency's 10-year service plan called Connections 2025 in November with plans to implement the majority of changes June 3. The most significant proposed change is expanding the network of high-frequency bus routes offering 15-minute service from six routes to 14. Other changes include eliminating duplicate routes and realigning routes.

**WHAT'S NEXT** Agency staffers are preparing to build 114 new bus stations and change signage at about 2,000 of the 2,800 bus stops, said Jenn Golech, manager of service and projects for planning and implementation at Capital Metro. Staffers are also planning to start a public outreach program in April. Employees will head to stations and buses to alert riders of changes.



## BUS ROUTE CHANGES in North Austin

Changes to three routes in North Austin are coming June 3.



SOURCE: CAPITAL METRO/COMMUNITY IMPACT NEWSPAPER

Map not to scale (N)



COURTESY BERT HALL/ACCENTIA.COM

Austin's land-development code rewrite called CodeNEXT could be adopted in 2018.

## 4 CITY LOOKS TO ADOPT NEW LAND-DEVELOPMENT CODE

**WHAT WE REPORTED** After the 2012 adoption of Imagine Austin—a 30-year comprehensive vision for the city—the city began the process of rewriting its land-development code through a process called CodeNEXT. Through a code rewrite, officials aimed to clean up a complex and confusing land-use rule-book that would meet the city's growing need for housing and streamlined commercial development.

**THE LATEST** After releasing two draft proposals in 2017, the city's planning staff and professional land-use consultants have been synthesizing public input to put together their final recommendation for the city code.

**WHAT'S NEXT** According to CodeNEXT Project Manager Jorge Rousselin, city staffers will release their final recommendation Feb. 12. The city's land-use commissions will review the draft and recommend edits before sending a final recommendation to Austin City Council in April. City Council has not released an expected timeline on deliberation before potential approval. Austin Mayor Steve Adler said he hopes CodeNEXT will be adopted in 2018.

CONTINUED ON 28

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CONTINUED FROM 27

5 CITY DRAFTING PLANS, WORKING ON BOND PROJECTS

**WHAT WE REPORTED** The city started construction last summer on the first projects funded through the 2016 mobility bond. These projects were mostly sidewalks and projects in the Safe Routes to School program, such as sidewalks and trails.

**THE LATEST** Staffers are working on the draft Corridor Construction Plan that will outline improvements planned for the corridors using \$482 million in bond funds, said Mike Trimble, director of the Corridor Program Office. Staffers unveiled the 2018 Local Mobility Annual Plan that identifies what projects may be started in 2018, including sidewalks, bikeways and trails. The 2018 plan includes Safe Routes to School projects near Anderson Mill, Davis, McBee and Summitt elementary schools and Grisham Middle School.


**WHAT'S NEXT** The draft corridor plan will be released to the public in late February for comment before heading to Austin City Council for approval in March. After approval Trimble said staffers will complete the design work for improvements. Also in 2018 work will continue on sidewalk, bicycle, trail and Safe Routes to School projects. Residents may visit [www.austintexas.gov/2016bond](http://www.austintexas.gov/2016bond) for updates.

6 AUSTIN MULLS PURSUING A BOND IN NOVEMBER


**WHAT WE REPORTED** Austinites in November could vote on whether the city can borrow hundreds of millions of dollars—a debt which taxpayers would pay off—to fund high-priority projects, including for affordable housing, open space or parks, city facilities, and transportation and stormwater infrastructure.


**THE LATEST** According to city estimates, the city could seek a bond of \$325 million with no increase over the current year's tax rate; \$575 million with a 1 cent tax rate increase, or an annual hike of \$30.55 for the median homeowner; or \$825 million with a 2 cent tax rate increase, or an additional \$61.10 in annual property taxes for the median homeowner.


**WHAT'S NEXT** According to a January memo City Council is scheduled to receive a bond recommendation from the bond advisory task force in March. The recommendation will outline the proposed bond amount and the specific projects it should fund. City Council will then accept the recommendation, or tweak it to its approval, before agreeing on the official ballot language. The bond proposal will then be placed on the ballot, broken down by projects for city voters to approve or reject in November.


**2018 BOND ELECTION**  
Quick facts


The city of Austin identified five focus areas for projects that a future bond could fund.

**Transportation infrastructure**

**Affordable housing**

**Stormwater infrastructure**

**Facilities**

**Open space (parks)**

**\$3.2B**  
ESTIMATED NEED FOR ALL PROJECTS IN FOCUS AREAS

**\$640M**  
STAFF RECOMMENDED SIZE OF 2018 BOND PACKAGE

2018 BOND ELECTION ESTIMATES

**\$325M**  
no increase over the current year's tax rate

**\$575M**  
1¢ tax rate increase, \$30.55 annual cost for median homeowner

**\$825M**  
2¢ tax rate increase, \$61.10 annual cost for median homeowner

SOURCE: CITY OF AUSTIN/COMMUNITY IMPACT NEWSPAPER

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COURTESY AUSTIN POLICE DEPARTMENT

The Austin Police Department is currently operating without a contract.

## 7 POLICE CONTRACT RETURNS TO COUNCIL IN MARCH

**WHAT WE REPORTED** On Dec. 13, Austin City Council rejected a proposed five-year contract with the Austin Police Department, citing concerns about affordability and accountability. The contract would have cost the city an additional \$80 million over five years to provide a 9.5 percent raise to officers, who are already the highest-paid in the state. Scores of Austin residents provided public testimony in opposition to the contract, which they said lacked adequate civilian oversight. According to the police reform organization Campaign Zero, APD has the highest rate of police violence in Texas.

**THE LATEST** When the contract expired Dec. 29, APD reverted to the state's civil service law. Until a new contract is ratified, certain stipends, including for mental health training, and hiring procedures meant to increase diversity will be eliminated. On Jan. 2 Mayor Steve Adler and Mayor Pro Tem Kathie Tovo released a statement urging the city to approve an interim contract with the police union. The union has not responded.

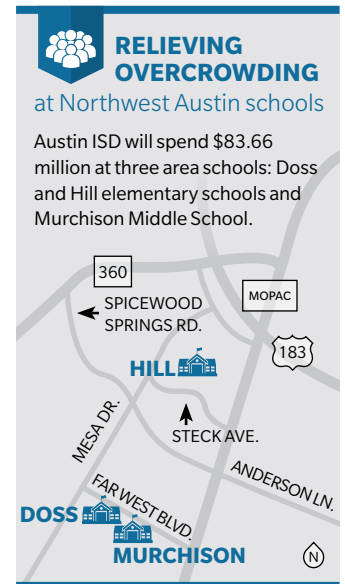
**WHAT'S NEXT** Council will consider a new contract by March 22. It may address provisions for more officers, which is of particular concern to residents in recently annexed Northwest Austin neighborhoods, many of whom feel underserved by a stretched-thin force, according to District 6 Council Member Jimmy Flannigan. It will also allow for input from Spencer Cronk, the newly appointed city manager.

## 8 AUSTIN ISD SET FOR FACILITY UPGRADES, NEW SCHOOLS

**WHAT WE REPORTED** In November voters approved Austin ISD's largest bond in district history. Totalling \$1.05 billion, the 32-item package included projects ranging from renovations to the construction of new schools. The bond aims to deliver modernized learning spaces to AISD's nearly 83,000 students.

**THE LATEST** Most projects at the top of the implementation timeline are in the procurement phase, meaning the district is soliciting bids for architects and contractors, said Zack Pearce, AISD director of project management. This includes projects to expand and modernize Doss Elementary and Murchison Middle schools. Once selected, design and pre-construction can begin.

**WHAT'S NEXT** While construction is underway, students at Doss will relocate to Lucy Read Pre-K and Murchison, but all Murchison students will remain on campus. Work at Doss will be finished in August 2020 and at Murchison in January 2021. The project at Hill Elementary School will go out for procurement in 2020 for a contractor to undertake a major renovation that includes expanding and modernizing the school.



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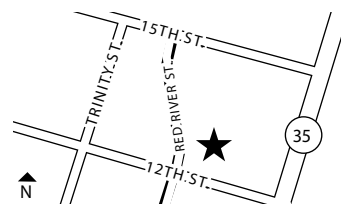
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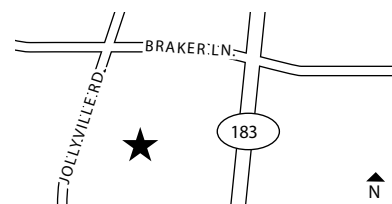
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